Proposal Name: Jaya Hanuman Temple and Cultural Center

**Proposal Address:** 655 156<sup>th</sup> Ave SE, Bldg. A

**Proposal Description:** Administrative Conditional Use to allow a religious activity

use in Building A of the Lake Hills Village. The subject property is zoned Community Business District (CB). The proposal includes interior tenant improvements to Building A. No exterior building or site modifications are proposed.

File Number: 20-104934 LA

**Applicant:** Cosmos Development Company

**Decisions Included:** Administrative Conditional Use Approval

Process II, Land Use Code 20.30E

**Planner:** Kennith George, Associate Planner

State Environmental Policy Act

**Threshold Determination:** 

Exempt

Director's Decision: Approval with Conditions

Michael A. Brennan, Director

**Development Services Department** 

By. Elizabeth Stead

Elizabeth Stead, Land Use Director Development Services Department

Application Date: March 17, 2020
Notice of Decision Date: April 16, 2020
Decision Publication Date: June 25, 2020
Appeal Deadline: July 9, 2020

For information on how to appeal a proposal, contact the Development Services Center at City Hall by calling (425) 452-6800. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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# Attachments:

- 1. Site Plan
- Building Floor Plan
   Trip Generation & Parking Demand Study

## I. REQUEST and REVIEW PROCESS

#### A. Request

The applicant requests Administrative Conditional Use (ACU) approval to operate a religious activity use in Building A of the Lake Hills Village. The proposal will require interior tenant improvements to serve the use. No exterior modification to the building or site work is proposed.

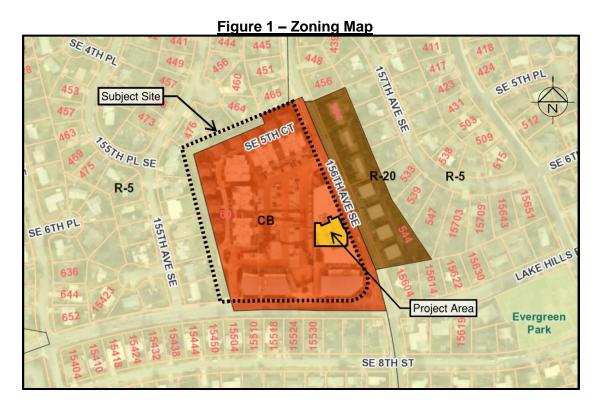
## **B.** Review Process

As part of a 2005 rezone approval (Ordinance No. 5611), the city imposed certain conditions through a Concomitant Zoning Agreement. Pursuant to the Agreement, religious activities shall be allowed subject to approval of a Process II application requiring public notice. Administrative Conditional Use is a Process II decision made by the Director of the Development Services Department. A Process II review and decision includes public noticing with a minimum 14-day comment period. The Director's decision is publicly noticed with a 14-day appeal period. Appeals of a Process II decision shall be heard at a public hearing before the City Hearing Examiner.

### II. SITE CONTEXT and DESCRIPTION

### A. Site Context

The subject site is located in the Southeast Bellevue subarea of the City and has a Comprehensive Plan Designation of Community Business (CB). The property referred to as the Lake Hills Village, is a mixed-use development surrounded by existing single-family residences. Multifamily development is located to the east of the site across 156<sup>th</sup> Avenue. The site is also zoned CB.



Adjacent properties and zoning are as follows:

North: Single-Family Residential (R-5) – single-family residential uses South: Single-Family Residential (R-5) – single-family residential uses East: MultifamilyResidential (R-20) – multifamily residential uses West: Single-Family Residential (R-5) – single-family residential uses

## B. Site Description

The 6.7-acre site is an existing mixed-use development, consisting of office and retail uses, restaurants, medical facilities, personal services, residential units, and a public library. The shopping center has existing access from both Lake Hills Boulevard and 156<sup>th</sup> Avenue SE with a connecting internal driveway. Parking consists of both surface and underground parking totaling 564 parking spaces. The shopping center was established in the mid 1950's and was redeveloped to the current conditions in 2009. The site contains an existing Concomitant Zoning Agreement that was updated in 2005 (Ordinance No. 5611) to allow for the redevelopment of the shopping center.



### III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

### A. General Provisions of the Land Use Code (LUC)

#### 1. Proposed Use

Religious Activity uses are permitted outright in the CB zone; however, the Concomitant Zoning Agreement specifies that Religious Activities may be allowed subject to approval of a Process II application; therefore, the Administrative Conditional Use process is applicable.

# 2. Conformance with LUC 20.20.590.F – Minimum/Maximum Parking Requirement by Use

Religious Activity uses are an unspecified use with regard to the minimum parking requirements. Pursuant to subsection 2 of the above referenced section, the applicant must provide documentation that demonstrates the site has adequate parking to serve not only the proposed use, but all uses that share the existing parking.

The applicant supplied a Trip Generation and Parking Demand memorandum prepared by Gibson Traffic Consultants, Inc., dated March 3, 2020. The memo is included with this staff report as Attachment 3. The parking study uses the existing Jaya Hanuman Temple and Cultural Center located in Redmond, WA as a predictor of need.

Page 2 of the study calculates the Monday-Friday parking demand at 1.33 parking spaces per 1,000 net square feet (nsf) in the morning and 4.81 parking spaces per 1,000 nsf for the evening (after 6:00 PM). Weekend parking rates are calculated at 3.71 parking spaces per nsf in the morning and 5.76 per nsf in the evening.

The parking demand for office/retail uses in the Lake Hills Village was calculated at 4/1,000 nsf in the original approval for the center. Per that calculation, this tenant space would be allocated 28 parking spaces. While this will be adequate to serve the predicted use during the daytime (before 6:00 PM), the use generates a higher parking demand in the evening time (after 6:00 PM) than the typical office/retail uses.

A spread sheet of the Lake Hills Village Parking Calculations was provided as Attachment #9 to the study. The calculations are also provided on the cover of the Site Plan sheet (see Attachment 1 of this staff report). The calculation lists current tenants and their corresponding parking demand along with vacant spaces. This shows the current uses on the site require 382 parking spaces, which includes a 10% shared parking reduction allowed by LUC 20.20.590.I.2.b. There are 564 existing parking spaces that serve the Lake Hills Village uses. With the currently vacant tenant spaces, there is enough existing parking on-site to serve the proposed use. It should be noted that if all vacant tenants are occupied the parking demand could exceed the available spaces. As future tenants are proposed in the Lake Hills Village, the City will continue to maintain and update any parking calculations to confirm sufficient parking is being provided for all uses.

The applicant has provided a shared parking analysis on page 2-3 of the study. The Birch Tree Academy, which requires 32 parking spaces, is in the same building and is closed in the evening and on weekends. The study offers an analysis that shows the Birch Tree Academy parking will be available after 6:00 PM when the propose use generates a higher parking demand.

#### IV. PUBLIC NOTICE and COMMENT

Application Date: March 17, 2020 Notice of Application (500 feet): April 16, 2020 Jaya Hanuman Temple and Cultural Center 20-104934 LA Page 6 of 10

Minimum Comment Period: May 30, 2020

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on April 16, 2020. It was mailed to property owners within 500 feet of the project site and a public notice sign was posted. No comments were received.

The Notice of Public Meeting for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on June 4, 2020. It was mailed to property owners within 500 feet of the project site. Three comment letters sent via email were received. All but one commenter was present during the public meeting, which was held on June 11, 2020 via the Zoom online platform.

The comments sent via email and discussion during the public meeting brought the following general themes, which are followed with a response below:

1. Comment: Desire to see a variety of uses at the Lake Hills Village.

Response: The CB zoning and Concomitant condition govern the allowed uses on the site. However, the City does not control what types of uses are in the shopping center. Tenants are managed by the property owner. During the public meeting representatives of the property management group stated that grocery store tenants have been difficult to attract and national coffee chains such as Starbucks are currently not opening new locations. The applicant shared that the proposed use will be a positive addition to the shopping center.

2. <u>Comment</u>: Concern for whether the proposed religious activity use in combination with the existing Lighthouse Christian office use will contribute to traffic or parking problems.

<u>Response</u>: The Lighthouse Christian Church at the Lake Hills Village location is used only for administrative offices. The applicant shared that typical Sunday gatherings for Lighthouse occur at the Phantom Lake Elementary School. Due to this, the office use generates similar traffic and parking demand as other office uses in the shopping center.

3. <u>Comment</u>: The question was raised whether the Lake Hills Village management group receives a tax break for renting space to non-profit or faith-based organizations.

<u>Response</u>: The applicant, which is a representative of the management group, stated it does not receive any tax breaks or advantages for the proposed tenant.

4. Comment: How are traffic and parking demand calculated.

Response: The applicant shared that the Trip Generation & Parking Demand study is based on the Jaya Hanuman Temple and Cultural Center currently located in Redmond, WA. The current space is approximately 3,000 square feet smaller than the proposed location. During the public meeting, the applicant shared that because of this, the use at the Lake Hills Village location will likely not generate the maximum demand for the larger space. See Section III for additional information.

5. <u>Comment</u>: Where will attendees of the proposed use come from, how long services will be, and if the use will offer other services that might create traffic and parking issues during busy hours.

<u>Response</u>: During the public meeting the applicant stated the use will be moving from its current Redmond location and that attendees will come from all over the community. The applicant offered an explanation of the typical operations of the Temple and Cultural Center. Additionally, a summary of the typical operations of the use was provided by a community member.

The applicant's Trip Generation & Parking Demand study concludes that the proposed use will generate less AM and PM Peak-Hour Trips than a typical office use.

 Comment: No objections for the proposed religious activity use were expressed during the public meeting and only one comment sent via email voiced objection. A resident, sent comments via email on June 10, 2020, stating that he objects to the Lakes Hills Village new tenant use.

<u>Response</u>: No other comments or reason for object was provided; therefore, no City response given.

### V. SUMMARY OF TECHNICAL REVIEW

#### A. Clearing & Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed use and approved the application.

#### B. Utilities

The Utilities Department reviewed the proposed use and approved the application.

### C. Transportation

City staff have reviewed the project submittal for compliance with Transportation codes and design standards. The project trip generation is documented in the Traffic Impact Analysis completed by Gibson Traffic Consultants. The change in use from office space to religious institution will result in a net decrease of 6 P.M. peak hour trips. Therefore, this project is exempt from paying Traffic Impact Fees. City staff also analyzed the public facilities accessing the project site. Vehicular access to the site is provided by a 40-footwide driveway on 156th Avenue SE, and a 26-foot-wide driveway on Lake Hills Boulevard. There are no defects, operational issues, or sight distance issues with the existing driveways to the site. Pedestrian access to the site is provided via 7-8-foot-wide sidewalks along Lake Hills Boulevard and 156th Avenue SE. There are no sidewalk defects or ADA compliance issues with the existing sidewalks along the frontage. Therefore, there is no Right-of-Way mitigation required for this project.

# D. Fire Prevention

The Fire Department has reviewed the proposal and approved the project.

# VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The proposal is exempt form SEPA per WAC 197-11-800(1) as there is no new construction.

#### VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

No changes have been required.

### VIII. DECISION CRITERIA

LUC 20.30E.140 Administrative Conditional use Permit – Decision Criteria. The Director may approve, or approve with modifications, an application for Design Review if:

A. The administrative conditional use is consistent with the Comprehensive Plan.

**Policy LU-12:** Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.

**Policy LU-17:** Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.

**Policy LU-19:** Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.

**Finding:** The proposed use is consistent with the Comprehensive Plan Designation of Community Business (CB), the Southeast Bellevue Subarea, and the above policies. The religious activity use will be located in the existing Lake Hills Village, a mixed-use development, consisting of office and retail uses, restaurants, medical facilities, personal services, residential units, and a public library. The use supports the mixed residential and commercial development and maintains the shopping center's service to the neighborhood by offering religious activities and a gathering place at the cultural center. It also promotes pedestrian patronage and provide informal opportunities for residents to meet before or after the religious services to walk the shopping center, shop, eat, drink, or use other personal services.

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

**Finding:** The mixed-use shopping center was redeveloped to the current conditions in 2009 to be compatible with the existing/intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. The proposed use will be located within one of the existing tenant spaces. Interior renovations to the space are proposed, but there will be no exterior modifications to the building or to the site.

# C. The administrative conditional use will be served by adequate public facilities including streets, fire protection and utilities.

**Finding:** The existing building and site are currently served by adequate public services. The proposed religious activity use will not increase demand on those existing public services and facilities.

# D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property

**Finding:** The proposed religious activity use will only modify the interior tenant space. No modification to the exterior of the building or site is proposed. Lake Hills Village has sufficient parking available for this use as discussed in Section III.A.2 above

Furthermore, the applicant stated in the public meeting on June 11, 2020 that the use does not produce external noise and that any noise will be contained within the interior tenant space. Therefore, the proposed use will not be detrimental to uses or property in the immediate vicinity.

# E. The administrative conditional use complies with the applicable requirements of this code.

**Finding:** The site is located in the CB zone which is a district meant to serve community markets and provide the area with services and retail outlets other than the downtown area and permits religious activities outright. The Concomitant Zoning Agreement specifies religious activities may be allowed subject to a Process II application requiring public notice, which is process through this Administrative Conditional Use permit. The proposed use complies with applicable requirements of the Land Use Code. Refer to section III of this report for further information on Land Use Code consistency.

#### IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency and City Code and Standard compliance reviews, the Development Services Director does hereby **APPROVE** the proposed use, subject to the following conditions:

## X. CONDITIONS OF APPROVAL:

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Utilities – BCC Title 24	Mohamed Sambou, 425-452-4853
Transportation Code – BCC 14.60	lan Nisbet, 425-452-4851
Land Use Code – BCC Title 20	Kennith George, 425-452-5264
Noise Control – BCC 9.18	Kennith George, 425-452-5264

Jaya Hanuman Temple and Cultural Center 20-104934 LA Page 10 of 10

The following conditions are imposed on the applicant under the authority referenced:

1. Building Permit: Approval of this Administrative Conditional Use Permit does not constitute construction permit approval. Approval of a tenant improvement building permit for the new/change of use is required prior to occupancy. Plans submitted for building permit application shall be consistent with the activity permitted under this approval including parking.

Authority: Land Use Code 20.30E.140

Reviewer: Kennith George, Development Serviced Department

# GENERAL REQUIREMENTS

A. DIMENSIONS ARE SHOWN, FACE OF STUDS, OR CENTERLINE OF OPENING, UNLESS DETAILED OTHERWISE. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE INTENDED TO DESCRIBE THE OVERALL SCOPE OF WORK, CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND ALERT ARCHITECT TO ANY DISCREPANCIES OR UNFORESEEN CONSTRUCTION DIFFICULTIES

TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS, AND SECTIONS. CONTRACTOR TO PROVIDE AS IF DRAWN IN

B. CODES / PERMITS / REGULATIONS. NOTHING IN THE DRAWINGS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DRAWINGS BE NECESSARY IN ORDER TO COMPLY WITH APPLICABLE CODES AND/OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

ALL WORKS PERFORMED BY CONTRACTOR SHALL BE IN FULL ACCORDANCE WITH THE CURRENT RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS, AND CODES AS AMENDED BY THE STATE OF WASHINGTON AND ALL LOCAL JURISDICTION RULES AND REGULATIONS.

COMPLY WITH APPLICABLE REGULATIONS FOR BARRIER-FREE FACILITIES PER WAC 51-40-1100

G. COORDINATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY ALL ROUGH-IN DIMENSIONS FOR THE EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR, FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR OR OTHERS, OPENINGS IN WALLS, CEILINGS AND FLOORS FOR H.V.A.C. AND OTHER MECHANICAL OR ELECTRICAL WORK WHERE REQUIRED AND NOT OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUIT, CABINETS AND EQUIPMENT, AND SHALL VERIFY THE SIZES AND LOCATIONS WITH SUBCONTRACTORS.

SHOP DRAWINGS. PROVIDE SHOP DRAWINGS FOR THE ARCHITECT'S/OWNER'S APPROVAL AND AS REQUIRED BY LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

SPECIAL INSPECTIONS. CONTRACTOR SHALL PERFORM ALL SPECIAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTION.

GENERAL CONTRACTOR SHALL RESTORE ANY EXISTING CONDITIONS AND SITE WORK DISTURBED DUE TO EXECUTION OF THIS CONTRACT THAT ARE OTHERWISE NOT PART OF THIS

# THERMAL/MOISTURE PROTECTION

A. OPENINGS. ALL OPENINGS TO BE CAULKED, SEALED OR WEATHER- STRIPPED. ALL FLASHING AND ARCHITECTURAL SHEET METAL TO BE MINIMUM 24 GAUGE PREFINISHED STEEL OR SOLDERED STAINLESS STEEL WHERE INDICATED. 10'-0" LENGTHS, PER DETAILS & SMACNA MANUAL UNLESS OTHERWISE NOTED.

B. CAULKING AND SEALANTS. USE PRIMERS AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANTS AT CONCRETE FLOOR AND SIDEWALK JOINTS, SILICONE AT WINDOWS & STOREFRONT. ALL OTHER LOCATIONS AS SPECIFIED.

C. VAPOR BARRIERS. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.

D. INSULATION. PROVIDE INSULATION PER WASHINGTON STATE ENERGY CODE TABLE C402.2 AS FOLLOWS:

INSULATION ENTIRELY ABOVE DECK: R-38 CONTINUOUS ATTIC AND OTHER: R-49 WOOD FRAMED: R-21 INT METAL FRAMED: R-13 + R-10 CONTINUOUS FLOORS: WOOD JOIST/FRAMING: R-30 STEEL JOIST SYSTEM: R-38 + R-10 CONTINUOUS SLAB ON GRADE: R-10 FOR 24" BELOW

A. GLAZING. PROVIDE GLAZING PER INTERNATIONAL BUILDING CODE AND WASHINGTON STATE ENERGY CODE. GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR LAMINATED SAFETY GLASS.

GLAZING U-VALUE (WSEC C402.4) NON-METAL FRAMING: U= 0.30 METAL FRAMING FIXED: U=0.38 METAL FRAMING OPERABLE: U=0.40 SKYLIGHTS: U=0.50 SWING DOORS (OPAQUE): U=0.37 NON-SWINGING DOORS (OPAQUE): U=0.34

B. FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT, AND LEAKAGE RATING.

# FIRE PROTECTION

A. FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY IBC AND LOCATED PER FIRE MARSHAL'S DIRECTION.

MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY AT EXTERIOR AND RATED INTERIOR WALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATIONS CONDUITS, PIPED AND SIMILAR SYSTEMS.

# **ABBREVIATIONS:**

ACP AFF ALUM ARCH BLKG CL CLG CMU CONC CONT CPT CT DF DIA, Ø DIM DN DTL DS DW DWG EA ELEC ELEV EXT FAC FE FLSHG FT GA GB GLB GWB HM HT HWT INSUL INT LOC M. MIRR	ACOUSTICAL CEILING PANEL ABOVE FINISH FLOOR ALUMINUM ARCHITECTURAL BLOCKING CENTER LINE CEILING CONCRETE MASONRY UNIT CONCRETE CONTINUOUS CARPET CERAMIC TILE DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DETAIL DOWNSPOUT DISH WASHER DRAWING EACH ELECTRICAL ELEVATION EXTERIOR FACTORY FINISH FIRE EXTINGUISHER FLASHING FEET, FOOT GAUGE GRAB BAR GLU-LAM BEAM GYPSUM WALL BOARD HOLLOW METAL HEIGHT HOT WATER TANK INSULATION INTERIOR LOCATION MIRROR	MB MECH MTL MIN NO. NTS O.C. PLYWD PREFIN PT P.T. PTD R RB REFR RM SCD SD SEAL SF SHT SIM SND SNR SPEC SS STL STOR STRUCT SV TB TYP U.N.O. UR VCT V.T.O. WC WD	PAINT PRESSURE TREATED PAPER TOWER DISPENSER RADIUS RUBBER BASE REFRIGERATOR ROOM SEAT COVER DISPENSER SOAP DISPENSER SEALED CONCRETE SQUARE FEET SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATIONS STAINLESS STEEL STORAGE
M, MIRR	MIRROR	WD	WOOD
MANUF MAX	MANUFACTURER MAXIMUM	WP	WATERPROOF COATING

# PROJECT DATA

BUILDING A GROUND FLOOR T.I. JAYA HUNUMAN TEMPLE AND CULTURAL CENTER SPACES A6 & A7 655 156TH AVE. SE BELLEVUE, WA 98007

CONSTRUCTION TYPE: IA (FULLY SPINKLERED)

OCCUPANCY TYPE: A-3 (ASSEMBLY) SITE AREA: 289,794 SF

AREA OF WORK: 6,874 SF

ZONING: CB

OCCUPANT LOAD (IBC TABLE 1004.1.2): ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED): 5785 SF / 15 NET = 385 OCC

# SCOPE OF WORK:

INTERIOR NON-STRUCTURAL TENANT IMPROVEMENT. WORK INCLUDES CONSTRUCTING NEW 1-HR RATED DEMISING WALLS, NEW INTERIOR PARTITIONS FOR OFFICES, STORAGE, AND KITCHEN. NO CHANGE TO BUILDING AREA.

# PLUMBING FIXTURE CALC:

(M) RETAIL - LESS SPACES A6 AND A7: 16,941 SF / 60 = 282 OCC (S) STORAGE: 8,191 SF / 300 = 27 OCC (A) SPACE A6 AND A7: 5,785 SF / 15 = 385 OCC

(M) 141 MALE, 141 FEMALE: 1 WC AND LV PER 500 OCCUPANTS (S) 19 MALE, 19 FEMALE: 1 WC AND LV PER 100 OCCUPANTS (A) 192 MALE, 193 FEMALE: 3 WC PER 75 FEMALE OCCUPANTS 2 WC PER 150 MALE OCCUPANTS TOTAL FIXTURES REQ'D: 6 WC REQUIRED 3 LV REQUIRED 1 DRINKING FOUNTAIN REQUIRED PROVIDED FIXTURES

# **LEGAL DESCRIPTION:**

# PARCEL #: 403740-0725

(6) RESTROOMS

LAKE HILLS #4 PCL A BELLEVUE BLA #12-104217 LW REC #20130116900004 SD BLA BEING LOTS B & C OF SD ADD TGW TRACT A LAKE HILLS #6 TGW PROP ADJ & POR VAC RD ADJ

1 DRINKING FOUNTAIN

1 SERVICE SINK

# CODE USED:

2015 INTERNATIONAL BUILDING CODE WAC 51-50 2015 INTERNATIONAL FIRE CODE WAC 51-54 2015 WASHINGTON STATE ENERGY CODE WAC 51-11 ACCESSIBILITY CODE: ICC A117.1-2009

# DEFERRED PERMITS:

BELLEVUE ZONING CODE

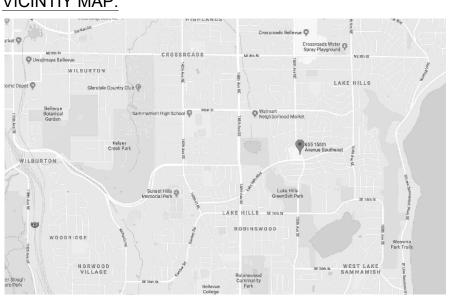
MECHANICAL PLUMBING ELECTRICAL FIRE SPRINKLER

# PLAN LEGEND

ROOM

100	ROOM NAME
#	WALL TYPE
A	DOOR TYPE
○ <sup>FE</sup>	WALL MOUNTED FIR EXTINGUISHER
EXIT	EXIT SIGN

# **VICINTIY MAP:**



# SHEET INDEX:

C COVER SHEET A1 FLOOR PLAN A2 REFLECTED CEILING PLAN

# PROJECT DIRECTORY

COSMOS DEVELOPMENT COMPANY 11747 NE FIRST STREET, SUITE 300 BELLEVUE, WA 98005 425-451-8188 CONTACT: STEVEN PLATT stevenplatt@cosmos-group.com

J3 ARCHITECTS, LLC 11702 98TH AVE NE KIRKLAND WA 98034 425-242-0369 CONTACT: NEIL JORGENSEN neil@j3-llc.com

ARCHITECT:

# LAKE HILLS VILLAGE PARKING CALC.

<u>Tenant</u>	<u>Use</u>	<u>SF</u>	Rate	Spaces Utilized	Spaces Projected	1
Library	Unspecified	10,235	3/1000	30.705		<u>=</u>
BUILDING	A					
First Floor						
Suite A1	Vacant (assumes retail)	4,535	4/1000		18.14	
Suite A2	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A3	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A4	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A5	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A6	Jaya Hunuman Temple	0.000	4/4000	44.000		0"1
0 1 47	and Cultural Center	2,808	4/1000	11.232		Off hours use
Suite A7	Jaya Hunuman Temple	4.074	4/4000	40.04		0111
0	and Cultural Center	4,071	4/1000	16.84	4.000	Off hours use
Suite A8	Vacant (assumes retail)	1,173	4/1000		4.692	
Storage	Back of House - Storage	7,997	4/1000		31.988	
Second Flo		0.40	4/4000	2 272		
	Defensive Driving Kizuki US Home Office	843	4/1000	3.372		
		2,406	4/1000	9.624		
	Center for Eductional Effectiveness	1,342	4/1000	5.368		
	Asian Counseling Recovery	2 400	4/1000	0.6		
	Services - Suite 250/255	2,400		9.6 32		
Third Floor	Birch Tree Academy	9,925	Unspecified	32		
THII TIOO	=	2 0 4 6	4/1000		11 201	
	Vacant (assumes office) Vacant (assumes office)	2,846 11,940	4/1000 4/1000		11.384 47.76	
	Chinese Information & Service Center		4/1000	7.816	47.70	
		6,858	4/1000	27.432		
	BluJay Studios	0,000	4/1000	21.432		
BLIII DING	B - RETAIL					
Suite B1	Shabu Shabu Kyoto (restaurant)	1,279	14/1000	17.906		
Suite B2	Shabu Shabu Kyoto (restaurant)	1,322	14/1000	18.508		
Suite B3	The Waffler (restaurant)	1,400	14/1000	19.6		
Suite B4	Overlake Urgent Care	1,361	4/1000	5.444		
Suite B5	Overlake Urgent Care	1,361	4/1000	5.444		
Suite B6	Overlake Urgent Care	1,361	4/1000	5.444		
Suite B7	Overlake Urgent Care	1,370	4/1000	5.48		
	3	,-				
BUILDING	C					
Suite C1	Unity and Wellness	1,666	4/1000	6.664		
Suite C2	Greenleaf (restaurant)	1,212	14/1000	16.968		
Suite C3	Greenleaf (restaurant)	1,204	14/1000	16.856		
Suite C4	Cascade Nutrition	1,241	4/1000	4.964		
Suite C5	Silhouette Organic Salon	1,204	4/1000	4.816		
Suite C6	Hard Wok (Restaurant)	1,212	14/1000	16.968		
Suite C7	Hard Wok (Restaurant)	1,220	14/1000	17.08		
	,					
BUILDING	D					
1st Floor	Wagly - Veterinary/Pet Care Services	4,287	4/1000	17.148		
2nd Floor	Wagly - Veterinary/Pet Care Services	3,718	4/1000	14.872		
BUILDING	<u>E</u>					
Residentia	I townhomes, no parking required.					
	-					
<b>BUILDING</b>	<u>F</u>					
Suite F1	Vacant (assumes retail)	1,353	4/1000	5.412	5.412	
Suite F2	Vacant (assumes retail)	1,243	4/1000		4.972	
Suite F3	Vacant (assumes retail)	1,210	4/1000		4.84	
Suite F4	Cha Time	1,273	4/1000	5.092	5.092	
Suite F5	Meet Fresh	2,519	14/1000	35.266		
Suite F6	Vacant (assumes retail)	2,779	4/1000		11.116	
Suite F7	Lighthouse Church Office	7,525	4/1000	30.1		
	Total Parking Spaces	Currently	Lltilized	424	190	Minimum Potential
	rotain aiking opaces	Jantonuy	Junzou	7 <b>4</b> 7	100	Spaces required
						(assumes 4/1000 ns
	10% Shared F			382	171	
	Total Parking Stal	lls presen	t on site	564		
		-	Total SF	126,885		
	Total R	estauran	t Space	11 368		

Total Restaurant Space

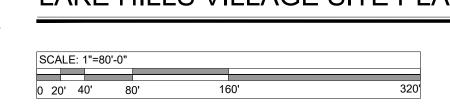
Total Vacant Space SF

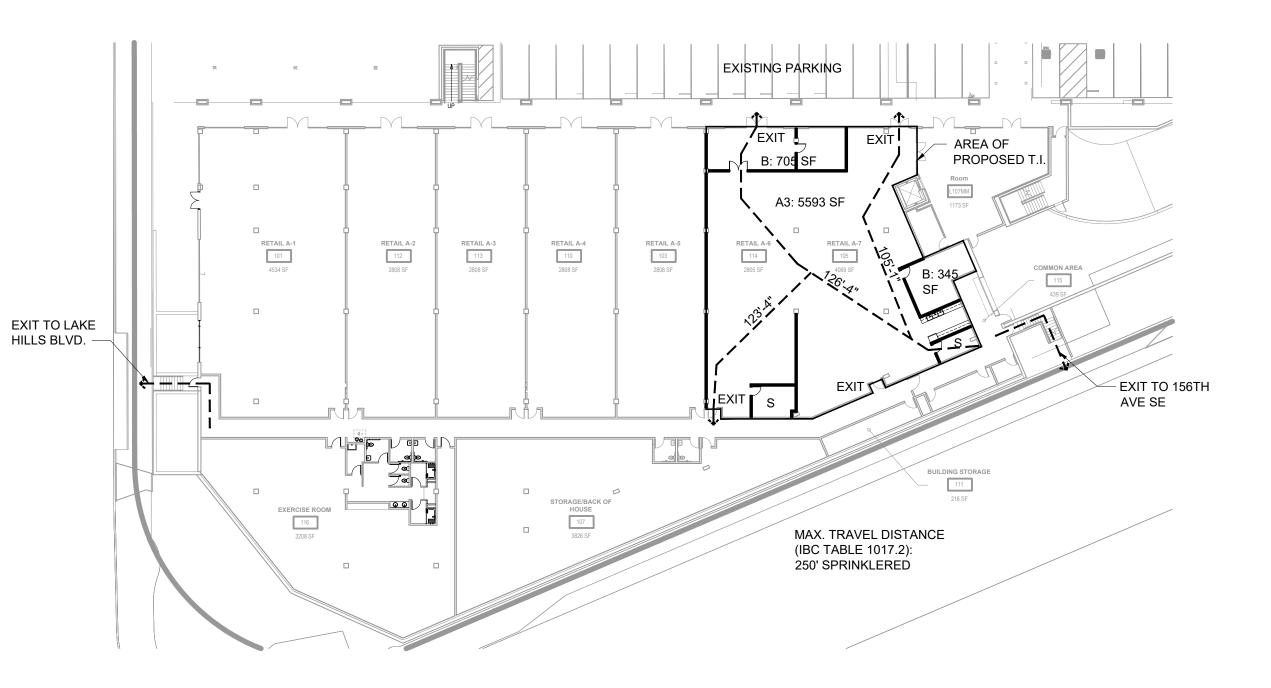
Current Percentage Restaurant Space

11.368



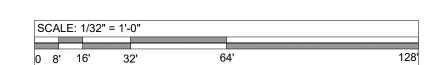
# LAKE HILLS VILLAGE SITE PLAN





# NORTH

# **BUILDING A EXIT ACCESS PLAN**



SHEET#

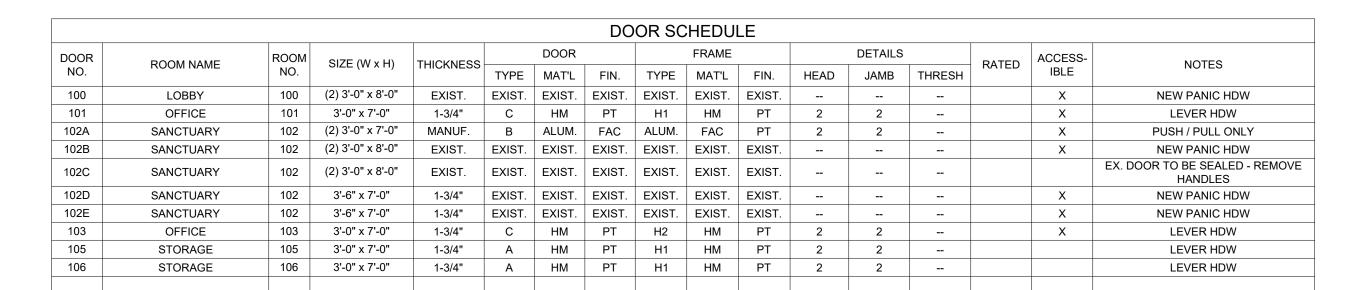
11-14-19

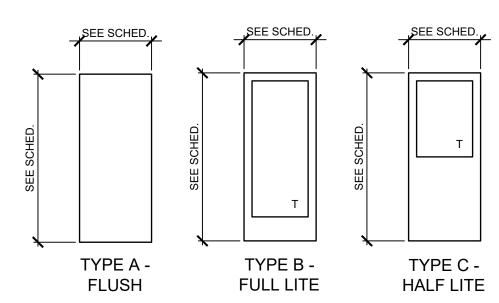
SHE

OVE

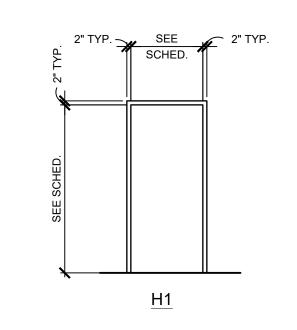
JOB#

19-06



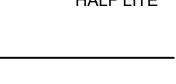


SCALE: 1/4" = 1'-0"

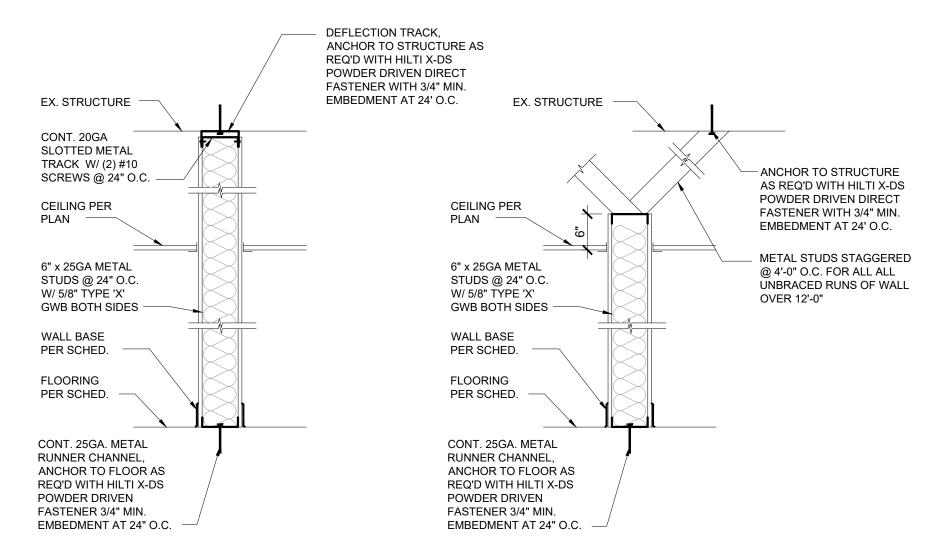


# **GLAZING TYPES**

- T TEMPERED IT INSULATED TEMPERED S SPANDREL
- IS INSULATED SPANDREL ALL EXTERIOR GLAZING TO BE 1" INSULATED MIN.

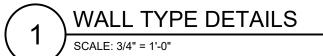


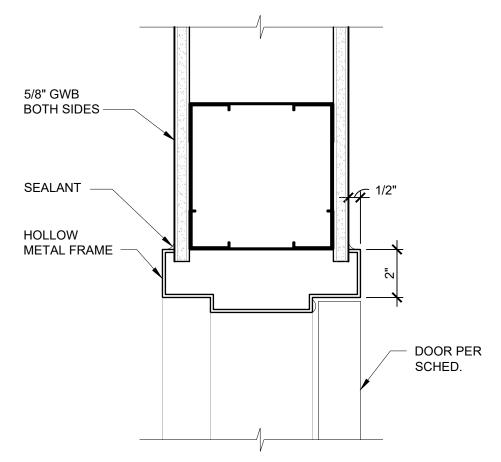






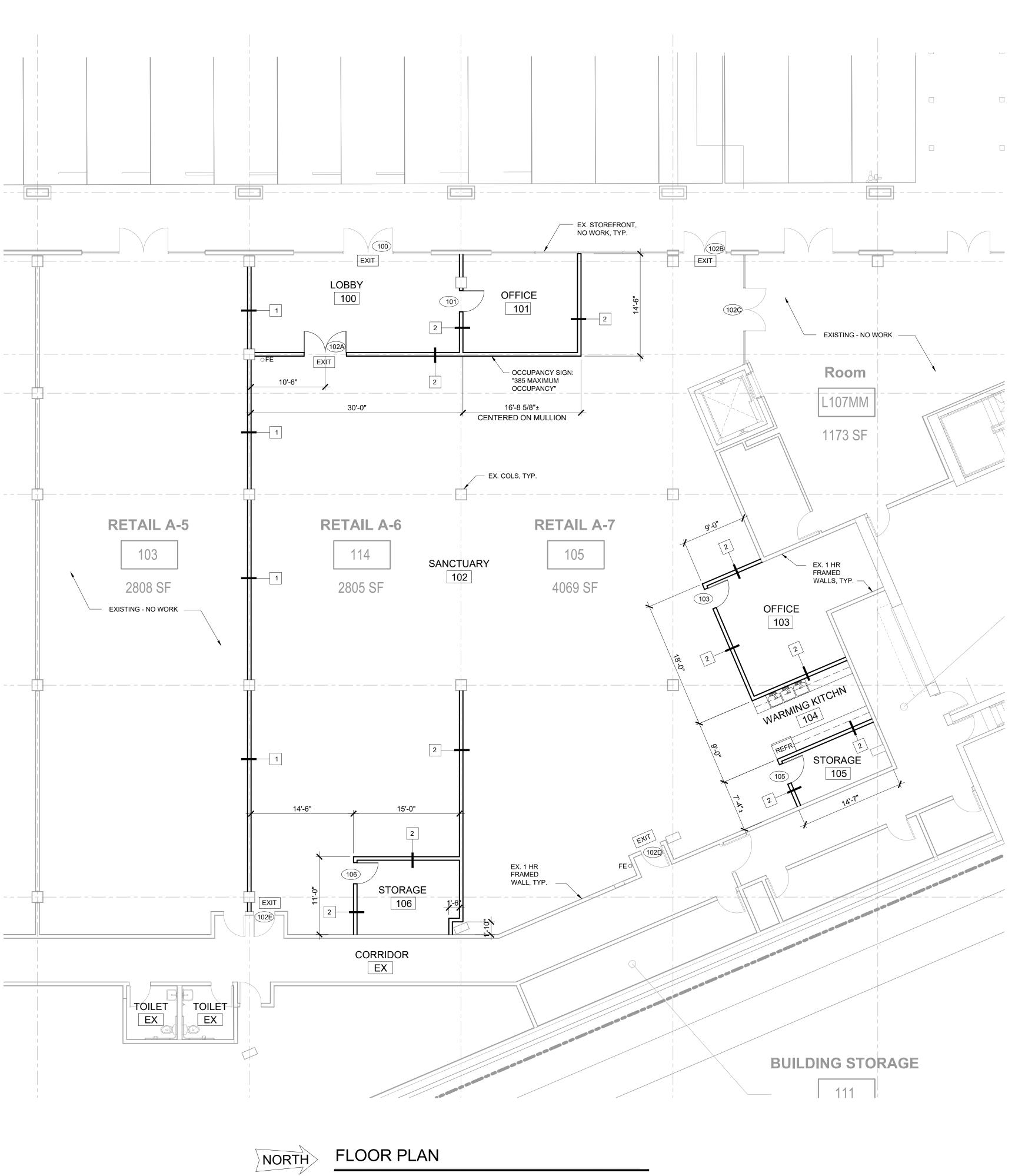
2 INTERIOR PARTITION





AT INTERIOR (JAMB SIM.)

HOLLOW METAL DETAILS SCALE: 3" = 1'-0"



SCALE: 1/8"=1'-0"

**DETAILS**  $\infty$ FLOOR PLAN,

JOB# 19-061

11-14-19

SHEET #

Transportation Planners and Traffic Engineers

#### MEMORANDUM

To: Leah Chulsky – Associate Land Use Planner, City of Bellevue

From: Matthew Palmer, PE

**TOTAL** 

Subject: Trip Generation & Parking Demand

Date: March 3, 2020

Project: Lake Hills Village - Temple, GTC #19-327

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide preliminary trip generation and parking demand/supply analysis for the proposed change of use from 6,879 Square Feet (SF) office/retail to religious institution in Building A located at 655 156<sup>th</sup> Avenue SE. The site has a total of 564 parking spaces on-site for the various uses.

#### TRIP GENERATION

Traffic generation for the proposed temple and credit for the existing office is based on data provided in the City of Bellevue Transportation Impact Fee Rates for the PM peak-hour and the inbound/outbound percentage splits in the Institute of Transportation Engineers (ITE) *Trip Generation*, 10<sup>th</sup> Edition (2017). The AM peak-hour is based on data provided in ITE *Trip Generation*. The trip generation for the proposed tenant improvement of 6,879 SF is summarized in Table 1.

**AM Peak-Hour Trips** PM Peak-Hour Trips Lake Hills Village - Temple Inbound Outbound Total Inbound Outbound Total 0.33 per 1,000 SF 0.55 per 1,000 SF Rate Religious Institution (LUC 560) **Splits** 60% 40% 100% 45% 55% 100% 6,879 SF Trips 1.36 0.91 2.27 1.70 2.08 3.78 1.16 per 1,000 SF 1.34 per 1,000 SF Rate Office 86% 100% 16% 84% 100% (LUC 710) **Splits** 14% -6,879 SF -9.22 -6.86 -1.12 -7.98 -1.47 -7.75 Trips

**Table 1: Trip Generation Summary** 

The trip generation for the tenant improvement is anticipated to result in a reduction of trips during the weekday AM and PM peak-hours with no new trips generated during the PM peak-hours from 4-6 PM; the site would be concurrent and no new analysis would be required. The use of shopping center for trip generation (2.45/1,000 SF) would have resulted an even larger PM trip reduction.

-0.21

-5.71

0.23

-5.67

-5.44

-5.50

#### PARKING DEMAND

Per City of Bellevue Code 20.20.590(F)(2) Unspecified Uses. The Director of the Development Services Department shall establish the minimum number of parking spaces required and may establish the maximum number of parking spaces allowed for any use not specified in LUC 20.20.590.F.1. The Director of the Development Services Department may consider but is not limited to the following in establishing parking requirements for an unspecified use:

- a. Documentation supplied by the applicant regarding actual parking demand for the proposed use; or
- b. Evidence in available planning and technical studies relating to the proposed use; or
- c. Required parking for the proposed use as determined by other comparable jurisdictions.

Parking counts were conducted at the existing Jaya Hunuman Temple and Cultural Center located at 2719 152<sup>nd</sup> Avenue NE in Redmond, WA. The current temple occupies 3,908 SF of space. The counts were conducted from Saturday, February 8<sup>th</sup> through Friday, February 14<sup>th</sup>. Data was collected on Monday to Friday from 8:30 AM to Noon and again from 5:30 PM to 9:30 PM. On Saturday and Sunday, the data was collected from 8:30 AM to 2 PM and again from 5:30 PM to 9:30 PM. Counts of the parked vehicles was taken every 15-minutes within the time periods.

The maximum demand during the morning time period occurred on Saturday in the 11:00-11:15 AM time period with 23 parked vehicles. For the rest of the morning time periods the maximum demand was 6 vehicles. For the evening time period the maximum demand was 47 parked vehicles on Thursday in the 8:30-8:45 PM time period. The only day with more than 16 vehicles parked in the evening time period was Saturday with 35 vehicles from 6:00-6:45 PM.

Based on 3,908 SF of existing building use; the average parking rates during the morning are:

- 1.33 vehicles/1,000 SF Monday-Friday
- 3.71 vehicles/1,000 SF on the Weekend

The evening average parking rates are:

- 4.81 vehicles/1,000 SF Monday-Friday
- 5.76 vehicles/1,000 SF on the Weekend

The average morning weekday/weekend parking rates for the temple are less than the supply rate of 4/1,000 SF for the office/retail in the Lake Hills Village; therefore, there would be no parking issues during the morning session.

The average evening parking rates show the need for 6 parking additional spaces Monday-Friday and 12 additional spaces on the Weekend; this demand occurs after 6 PM. As the demand occurs after 6 PM there are several businesses in the Lake Hills Village that are closed after 6 PM and on Weekends. The Birch Tree Academy in the same building has 32 spaces assigned that could be utilized after 6 PM and on Weekends as the Academy is closed. The shared parking of the site with 564 spaces would allow the temple to meet the anticipated parking demand for mornings, evening, weekends and special events held on weekends.

### EXISTING FACILITIES

The entire site was constructed as an office/retail shopping center with frontage improvements that included: bike lane, curb, gutter, planter strip and 8-foot sidewalk along Lake Hills Boulevard and along 156<sup>th</sup> Avenue SE there is curb, gutter, planter strip and 7-foot sidewalks. At the time of initial construction in 2010-2011 the site also had to construct an eastbound left-turn pocket at the all-way stop controlled intersection of 156<sup>th</sup> Avenue SE at Lake Hills Boulevard. In 2012 the City of Bellevue installed C-curbing to remove the eastbound left-turn pocket. The tenant improvement would not make any changes to the existing facilities and it's anticipated the facilities in place would continue to be adequate to serve the needs of the shopping center with the temple.

### **CONCLUSIONS**

The tenant improvement will convert 6,879 SF from office/retail to temple. Using the City of Bellevue trip generation standard for religious institution during the PM peak-hour and credit for the existing office/retail use there would be no new trips generated by the tenant improvement. The parking for the site will be met during the morning times with no need for shared parking from the other uses on-site. During the evening times when other office/retail uses have started decrease in use the temple would need an average of 6 parking spaces during weekdays and 12 spaces on weekends. These additional spaces are supported by the shared parking of the Birch Tree Academy in the same building which has 32 spaces and is closed after 6 PM and on weekends. The existing frontage improvements will be adequate to support the proposed tenant improvement.

# **Attachments**

LOCATION: 2719 - 152nd Avenue NE Counted By: TDG

Bellevue, WA

DATE: Sat. 2/8/2020 # of Vehicles parked at 8:30 AM: 3

	Temple Vehicles parked at 8:30 AM:					
TIME	Temple Vehicles parked in	Walk-In/\ (Ten	Walk-Out nple)	# of Vehicle	es (Temple)	# of Vehicles Parked @ end of Period east
	Bus Ctr	IN	OUT	Drop-Off	Pick-Up	of Temple
08:30 AM - 08:45 AM	1	0	0	0	0	2
08:45 AM - 09:00 AM	1	0	0	0	0	2
09:00 AM - 09:15 AM	1	0	0	0	0	2
09:15 AM - 09:30 AM	3	0	0	0	0	4
09:30 AM - 09:45 AM	3	0	0	0	0	6
09:45 AM - 10:00 AM	14	0	0	0	0	16
10:00 AM - 10:15 AM	13	0	0	0	0	16
10:15 AM - 10:30 AM	18	2	0	0	0	19
10:30 AM - 10:45 AM	17	3	1	1	0	14
10:45 AM - 11:00 AM	17	0	1	0	0	14
11:00 AM - 11:15 AM	23	2	1	0	0	23
11:15 AM - 11:30 AM	21	2	1	2	1	21
11:30 AM - 11:45 AM	19	7	3	0	0	21
11:45 AM - 12:00 PM	20	3	1	0	1	21
12:00 PM - 12:15 PM	19	5	6	0	1	20
12:15 PM - 12:30 PM	16	3	1	0	1	19
12:30 PM - 12:45 PM	7	3	5	0	1	14
12:45 PM - 01:00 PM	11	3	2	0	1	22
01:00 PM - 01:15 PM	8	2	0	0	0	18
01:15 PM - 01:30 PM	7	1	2	0	0	15
01:30 PM - 01:45 PM	5	0	1	0	0	12
01:45 PM - 02:00 PM	2	0	0	0	0	7
Maximum	23					
			# of V	ehicles parke	d at 5:30 PM:	22
				ehicles parke	d at 5:30 PM:	22
05:30 PM - 05:45 PM	28	8	0	2	0	26
05:45 PM - 06:00 PM	34	4	2	1	2	2
06:00 PM - 06:15 PM	35	6	2	2	0	28
06:15 PM - 06:30 PM	35	9	3	0	1	27
06:30 PM - 06:45 PM	35	5	5	3	1	28
06:45 PM - 07:00 PM	34	2	14	1	2	23

			Temple V	ehicles parke	d at 5:30 PM:	22
05:30 PM - 05:45 PM	28	8	0	2	0	26
05:45 PM - 06:00 PM	34	4	2	1	2	2
06:00 PM - 06:15 PM	35	6	2	2	0	28
06:15 PM - 06:30 PM	35	9	3	0	1	27
06:30 PM - 06:45 PM	35	5	5	3	1	28
06:45 PM - 07:00 PM	34	2	14	1	2	23
07:00 PM - 07:15 PM	32	7	4	2	1	28
07:15 PM - 07:30 PM	30	3	4	0	1	23
07:30 PM - 07:45 PM	31	3	7	2	0	28
07:45 PM - 08:00 PM	28	5	2	2	0	27
08:00 PM - 08:15 PM	26	6	3	1	0	27
08:15 PM - 08:30 PM	27	2	5	0	0	28
08:30 PM - 08:45 PM	27	1	3	2	0	28
08:45 PM - 09:00 PM	21	2	9	1	1	18
09:00 PM - 09:15 PM	16	0	2	0	2	9
09:15 PM - 09:30 PM	16	0	0	0	0	9

Maximum 35

LOCATION: 2719 - 152nd Avenue NE Counted By: TDG

Bellevue, WA

DATE: Sun. 2/9/2020 # of Vehicles parked at 8:30 AM: 1

Temple Vehicles parked at 8:30 AM:						
TIME	Temple Vehicles parked in	Walk-In/W (Tem		# of Vehicle	es (Temple)	# of Vehicles Parked @ end of Period east
	Bus Ctr	IN	OUT	Drop-Off	Pick-Up	of Temple
08:30 AM - 08:45 AM	0	1	0	0	0	1
08:45 AM - 09:00 AM	1	0	0	0	0	2
09:00 AM - 09:15 AM	2	0	0	0	0	3
09:15 AM - 09:30 AM	1	0	0	0	0	2
09:30 AM - 09:45 AM	2	2	0	0	0	3
09:45 AM - 10:00 AM	1	0	0	0	0	1
10:00 AM - 10:15 AM	2	1	0	2	0	1
10:15 AM - 10:30 AM	3	0	1	0	0	3
10:30 AM - 10:45 AM	5	0	0	1	0	5
10:45 AM - 11:00 AM	2	2	0	0	0	3
11:00 AM - 11:15 AM	0	3	2	0	1	2
11:15 AM - 11:30 AM	1	1	1	0	0	3
11:30 AM - 11:45 AM	2	1	2	0	0	3
11:45 AM - 12:00 PM	1	2	1	0	0	3
12:00 PM - 12:15 PM	3	1	1	0	0	8
12:15 PM - 12:30 PM	1	0	1	0	0	4
12:30 PM - 12:45 PM	2	1	0	0	0	6
12:45 PM - 01:00 PM	4	1	2	0	0	6
01:00 PM - 01:15 PM	3	0	0	0	0	5
01:15 PM - 01:30 PM	6	0	0	0	0	7
01:30 PM - 01:45 PM	0	0	1	0	0	2
01:45 PM - 02:00 PM	0	1	3	0	0	0

Maximum 6

# of Vehicles parked at 5:30 PM:						
			Temple V	ehicles parke	d at 5:30 PM:	1
05:30 PM - 05:45 PM	3	0	0	0	0	3
05:45 PM - 06:00 PM	5	1	0	0	0	5
06:00 PM - 06:15 PM	5	0	1	0	0	5
06:15 PM - 06:30 PM	8	1	0	0	0	10
06:30 PM - 06:45 PM	10	2	0	1	0	11
06:45 PM - 07:00 PM	10	0	2	0	0	10
07:00 PM - 07:15 PM	7	1	3	0	0	8
07:15 PM - 07:30 PM	10	1	0	0	0	12
07:30 PM - 07:45 PM	8	1	2	0	0	11
07:45 PM - 08:00 PM	3	3	0	0	0	6
08:00 PM - 08:15 PM	2	1	2	0	0	4
08:15 PM - 08:30 PM	7	0	0	0	1	9
08:30 PM - 08:45 PM	6	3	1	0	0	8
08:45 PM - 09:00 PM	0	0	0	0	0	1
09:00 PM - 09:15 PM	0	0	0	0	0	1
09:15 PM - 09:30 PM	0	0	0	0	0	1

Maximum 10

LOCATION:	2719 - 152nd Avenue NE	Counted By:	TDG

Bellevue, WA

DATE: Mon. 2/10/2020 # of Vehicles parked at 8:30 AM:

		P	Temple V	ehicles parked	d at 8:30 AM:	1
TIME	Temple Vehicles parked in Bus	Walk-In/Walk-Out (Temple)		# of Vehicle	# of Vehicles Parked @ end of Period east	
	Ctr	IN	OUT	Drop-Off	Pick-Up	of Temple
08:30 AM - 08:45 AM	1	0	0	1	0	2
08:45 AM - 09:00 AM	2	0	0	0	0	3
09:00 AM - 09:15 AM	1	0	0	0	0	2
09:15 AM - 09:30 AM	3	0	1	0	0	4
09:30 AM - 09:45 AM	2	0	0	0	0	3
09:45 AM - 10:00 AM	2	0	0	0	0	4
10:00 AM - 10:15 AM	2	0	0	0	0	6
10:15 AM - 10:30 AM	2	0	0	0	0	8
10:30 AM - 10:45 AM	1	1	0	0	0	7
10:45 AM - 11:00 AM	1	0	0	0	0	6
11:00 AM - 11:15 AM	3	0	0	0	0	13
11:15 AM - 11:30 AM	5	1	1	0	0	12
11:30 AM - 11:45 AM	1	0	1	0	0	8
11:45 AM - 12:00 PM	2	0	1	0	0	10

Maximum 5

Maximani	· ·					
	# of Vehicles parked at 5:30 PM:					
			Temple V	ehicles parke	d at 5:30 PM:	1
05:30 PM - 05:45 PM	2	0	0	0	0	6
05:45 PM - 06:00 PM	2	0	0	0	0	5
06:00 PM - 06:15 PM	4	0	0	0	0	8
06:15 PM - 06:30 PM	5	0	0	0	0	10
06:30 PM - 06:45 PM	2	0	0	0	0	5
06:45 PM - 07:00 PM	3	1	1	0	0	7
07:00 PM - 07:15 PM	4	0	0	0	0	8
07:15 PM - 07:30 PM	3	0	0	0	0	7
07:30 PM - 07:45 PM	5	0		0	0	9
07:45 PM - 08:00 PM	6	0	0	0	0	11
08:00 PM - 08:15 PM	3	0	0	0	0	9
08:15 PM - 08:30 PM	3	0	0	0	0	6
08:30 PM - 08:45 PM	1	0	0	0	0	3
08:45 PM - 09:00 PM	1	0	0	0	0	2
09:00 PM - 09:15 PM	1	0	0	0	0	2
09:15 PM - 09:30 PM	0	0	0	0	0	NA

6

LOCATION: 2719 - 152nd Avenue NE Counted By: TD	G
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Bellevue, WA

DATE: Tue. 2/11/2020 # of Vehicles parked at 8:30 AM: 3

-	Temple Vehicles parked at 8:30 AM:						
TIME	Temple Vehicles parked in Bus	Walk-In/Walk-Out (Temple)		# of Vehicles (Temple)		# of Vehicles Parked @ end of Period east	
	Ctr	IN	OUT	Drop-Off	Pick-Up	of Temple	
08:30 AM - 08:45 AM	0	0	0	0	0	3	
08:45 AM - 09:00 AM	1	0	0	0	0	4	
09:00 AM - 09:15 AM	1	0	0	0	0	3	
09:15 AM - 09:30 AM	2	1	0	0	0	6	
09:30 AM - 09:45 AM	2	0	0	0	0	5	
09:45 AM - 10:00 AM	3	0	2	0	0	6	
10:00 AM - 10:15 AM	3	0	0	0	0	6	
10:15 AM - 10:30 AM	2	1	0	0	0	5	
10:30 AM - 10:45 AM	2	0	1	0	0	6	
10:45 AM - 11:00 AM	3	2	0	0	0	10	
11:00 AM - 11:15 AM	6	0	1	0	0	14	
11:15 AM - 11:30 AM	2	0	1	0	0	9	
11:30 AM - 11:45 AM	5	1	0	0	0	14	
11:45 AM - 12:00 PM	6	0	2	0	0	14	

Maximum 6

# of Vehicles parked at 5:30 PM:							
Temple Vehicles parked at 5:30 PM:							
05:30 PM - 05:45 PM	4	0	0	0	0	9	
05:45 PM - 06:00 PM	8	1	2	0	0	12	
06:00 PM - 06:15 PM	11	1	1	0	0	14	
06:15 PM - 06:30 PM	10	0	0	1	0	14	
06:30 PM - 06:45 PM	11	1	3	0	0	15	
06:45 PM - 07:00 PM	8	1	1	0	1	10	
07:00 PM - 07:15 PM	10	0	1	0	0	10	
07:15 PM - 07:30 PM	9	0	1	1	0	7	
07:30 PM - 07:45 PM	8	2	1	0	0	8	
07:45 PM - 08:00 PM	11	0	1	0	0	13	
08:00 PM - 08:15 PM	14	0	1	0	0	14	
08:15 PM - 08:30 PM	16	0	1	0	0	14	
08:30 PM - 08:45 PM	12	1	1	0	0	N/A	
08:45 PM - 09:00 PM	4	0	1	0	0	6	
09:00 PM - 09:15 PM	2	0	0	0	0	2	
09:15 PM - 09:30 PM	0	0	0	0	0	0	

Maximum 16

LOCATION:	2719 - 152nd Avenue NE	Counted By:	TDG

Bellevue, WA

DATE: Wed. 2/12/2020 # of Vehicles parked at 8:30 AM:

		i emple v	ehicles parked	d at 8:30 AM:	2	
TIME	Temple Vehicles parked in Bus	Walk-In/Walk-Out (Temple)		# of Vehicles (Temple)		# of Vehicles Parked @ end of Period east
	Ctr	IN	OUT	Drop-Off	Pick-Up	of Temple
08:30 AM - 08:45 AM	2	0	0	0	0	5
08:45 AM - 09:00 AM	2	0	0	0	0	7
09:00 AM - 09:15 AM	3	0	0	0	0	7
09:15 AM - 09:30 AM	5	0	0	0	0	11
09:30 AM - 09:45 AM	1	1	0	0	0	7
09:45 AM - 10:00 AM	0	0	0	0	0	6
10:00 AM - 10:15 AM	1	1	1	1	0	8
10:15 AM - 10:30 AM	1	0	0	0	0	8
10:30 AM - 10:45 AM	1	0	1	0	0	9
10:45 AM - 11:00 AM	1	0	0	0	0	8
11:00 AM - 11:15 AM	2	1	0	0	0	11
11:15 AM - 11:30 AM	2	0	1	0	0	10
11:30 AM - 11:45 AM	1	1	0	0	0	7
11:45 AM - 12:00 PM	0	0	1	0	0	8

Maximum 5

# of Vehicles parked at 5:30 PM:						
Temple Vehicles parked at 5:30 PM:						
05:30 PM - 05:45 PM	5	0	0	1	0	9
05:45 PM - 06:00 PM	7	0	0	0	0	12
06:00 PM - 06:15 PM	7	1	0	0	0	11
06:15 PM - 06:30 PM	8	1	0	0	0	17
06:30 PM - 06:45 PM	10	1	0	0	0	18
06:45 PM - 07:00 PM	13	0	2	0	0	17
07:00 PM - 07:15 PM	10	0	1	0	0	15
07:15 PM - 07:30 PM	9	0	0	0	0	15
07:30 PM - 07:45 PM	7	1	0	0	0	14
07:45 PM - 08:00 PM	6	0	1	0	1	11
08:00 PM - 08:15 PM	8	1	1	0	0	NA
08:15 PM - 08:30 PM	11	0	0	0	1	14
08:30 PM - 08:45 PM	7	0	0	0	0	9
08:45 PM - 09:00 PM	4	0	0	0	0	8
09:00 PM - 09:15 PM	1	0	0	0	0	5
09:15 PM - 09:30 PM	1	0	0	0	0	5

13

LOCATION: 27	719 - 152nd Avenue NE	Counted By:	TDG	
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Bellevue, WA

DATE: Thu. 2/13/2020 # of Vehicles parked at 8:30 AM: 4

Temple Vehicles parked at 8:30 AM: Temple Walk-In/Walk-Out # of Vehicles Vehicles Parked @ end (Temple) # of Vehicles (Temple) TIME of Period east parked in Bus Ctr OUT Drop-Off Pick-Up of Temple IN 08:30 AM - 08:45 AM 08:45 AM - 09:00 AM 09:00 AM - 09:15 AM 09:15 AM - 09:30 AM 09:30 AM - 09:45 AM 09:45 AM - 10:00 AM 10:00 AM - 10:15 AM 10:15 AM - 10:30 AM 10:30 AM - 10:45 AM 10:45 AM - 11:00 AM 11:00 AM - 11:15 AM 11:15 AM - 11:30 AM 

Maximum 6

11:30 AM - 11:45 AM

11:45 AM - 12:00 PM

# of Vehicles parked at 5:30 PM:

		4				
05:30 PM - 05:45 PM	7	1	0	0	0	14
05:45 PM - 06:00 PM	6	0	0	0	0	16
06:00 PM - 06:15 PM	6	2	0	0	0	15
06:15 PM - 06:30 PM	8	0	1	0	0	17
06:30 PM - 06:45 PM	9	0	1	0	0	16
06:45 PM - 07:00 PM	15	0	0	0	0	20
07:00 PM - 07:15 PM	12	0	1	0	0	18
07:15 PM - 07:30 PM	13	1	1	0	0	13
07:30 PM - 07:45 PM	15	3	0	0	0	16
07:45 PM - 08:00 PM	21	2	1	0	0	18
08:00 PM - 08:15 PM	32	1	0	0	0	25
08:15 PM - 08:30 PM	28	NA	NA	NA	NA	NA
08:30 PM - 08:45 PM	47	NA	NA	NA	NA	NA
08:45 PM - 09:00 PM	35	NA	NA	NA	NA	NA
09:00 PM - 09:15 PM	9	NA	NA	NA	NA	NA
09:15 PM - 09:30 PM	3	NA	NA	NA	NA	NA

LOCATION: 27	719 - 152nd Avenue NE	Counted By:	TDG
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Bellevue, WA

DATE: Fri. 2/14/2020 # of Vehicles parked at 8:30 AM:

	/ehicles parked	0				
TIME	Temple Vehicles parked in Bus	Walk-In/Walk-Out (Temple)		# of Vehicles (Temple)		# of Vehicles Parked @ end of Period east
	Ctr	IN	OUT	Drop-Off	Pick-Up	of Temple
08:30 AM - 08:45 AM	0	1	0	0	0	3
08:45 AM - 09:00 AM	1	0	0	0	0	4
09:00 AM - 09:15 AM	1	0	0	0	0	3
09:15 AM - 09:30 AM	4	1	0	0	0	5
09:30 AM - 09:45 AM	3	0	0	0	0	4
09:45 AM - 10:00 AM	2	0	0	0	0	4
10:00 AM - 10:15 AM	2	0	0	0	0	5
10:15 AM - 10:30 AM	2	0	0	0	0	3
10:30 AM - 10:45 AM	2	0	0	0	0	6
10:45 AM - 11:00 AM	2	0	0	0	0	8
11:00 AM - 11:15 AM	2	1	0	0	0	8
11:15 AM - 11:30 AM	2	5	1	0	0	6
11:30 AM - 11:45 AM	2	0	5	0	0	7
11:45 AM - 12:00 PM	2	0	0	0	0	11

Maximum 4

Maximum	7					
			# of V	ehicles parke	d at 5:30 PM:	5
			Temple V	ehicles parke	d at 5:30 PM:	2
05:30 PM - 05:45 PM	2	0	0	0	0	5
05:45 PM - 06:00 PM	2	0	0	0	0	10
06:00 PM - 06:15 PM	5	0	0	0	0	13
06:15 PM - 06:30 PM	7	0	0	0	0	16
06:30 PM - 06:45 PM	8	0	0	0	0	16
06:45 PM - 07:00 PM	4	0	0	0	0	16
07:00 PM - 07:15 PM	5	0	0	0	0	17
07:15 PM - 07:30 PM	7	0	0	0	1	19
07:30 PM - 07:45 PM	7	0	0	0	0	15
07:45 PM - 08:00 PM	6	0	0	0	0	15
08:00 PM - 08:15 PM	12	0	0	0	0	18
08:15 PM - 08:30 PM	11	0	0	0	0	14
08:30 PM - 08:45 PM	5	0	0	0	0	9
08:45 PM - 09:00 PM	3	0	0	0	0	8
09:00 PM - 09:15 PM	2	0	0	0	0	9
09:15 PM - 09:30 PM	1	0	0	0	0	8

Existing Square Footage

3,908 SF

	Maximur	Maximum Demand		Rate per 1,000 SF	
Day of Count	Morning	Evening		Morning	Evening
Saturday, February 8, 2020	23	35		5.89	8.96
Sunday, February 9, 2020	6	10		1.54	2.56
Monday, February 10, 2020	5	6		1.28	1.54
Tuesday, February 11, 2020	6	16		1.54	4.09
Wednesday, February 12, 2020	5	13		1.28	3.33
Thursday, February 13, 2020	6	47		1.54	12.03
Friday, February 14, 2020	4	12		1.02	3.07
		M-F	Average	1.33	4.81
		Weekend	Average	3.71	5.76
		7-Day	Average	2.01	5.08

Lake Hi	lls Village Parking Calcu	lations			11/8/2019	
Building A	Thiage Lanking Calca				11,0,2013	
Jananig A				Spaces	Spaces	
Tenant	<u>Use</u>	Square Feet	Rate	Utilized	Projected	
Library	Unspecified		3/1000	30.705		
First Floor						
Suite A1	Vacant (assumes retail)	4,535	4/1000		18.14	
Suite A2	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A3	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A4	Vacant (assumes retail)	2,808	4/1000		11.232	
Suite A5	Vacant (assumes retail)		4/1000		11.232	
Suite A6	Jaya Hunuman Temple and Cultural Center		4/1000	11.232	Off hou	
Suite A7	Jaya Hunuman Temple and Cultural Center		4/1000	16.84	Off hour	rs use
Suite A8	Vacant (assumes retail)		4/1000		4.692	
Storage	Back of House - Storage	7,997	4/1000		31.988	
Second Floor	Defending Driving	0.42	4/1000	2 272		
	Defensive Driving Kizuki US Home Office		4/1000	3.372 9.624		
	Center for Eductional Effectiveness		4/1000 4/1000	5.368		
	Asian Counseling Recovery Services - Suite 250		4/1000	9.6		
	Birch Tree Academy		Unspecified	32		
Third Floor	2	5,325	Shapechicu	32		
	Vacant (assumes office)	2.846	4/1000		11.384	
	Vacant (assumes office)		4/1000		47.76	
	Chinese Information & Service Center		4/1000	7.816		
	BluJay Studios		4/1000	27.432		
	,	2,000	,			
Building B - R						
Suite B1	Shabu Shabu Kyoto (restaurant)		14/1000	17.906		
Suite B2	Shabu Shabu Kyoto (restaurant)		14/1000	18.508		
Suite B3	The Waffler (restaurant)		14/1000	19.6		
Suite B4	Overlake Urgent Care		4/1000	5.444		
Suite B5	Overlake Urgent Care		4/1000	5.444		
Suite B6 Suite B7	Overlake Urgent Care		4/1000	5.444		
Juile D7	Overlake Urgent Care	1,370	4/1000	5.48		
Building C						
Suite C1	Unity and Wellness	1,666	4/1000	6.664		
Suite C2	Greenleaf (restaurant)	1,212	14/1000	16.968		
Suite C3	Greenleaf (restaurant)		14/1000	16.856		
Suite C4	Cascade Nutrition		4/1000	4.964		
Suite C5	Silhouette Organic Salon		4/1000	4.816		
Suite C6	Hard Wok (Restaurant)		14/1000	16.968		
Suite C7	Hard Wok (Restaurant)	1,220	14/1000	17.08		
Building D						
First Floor	Wagly - Veterinary/Pet Care Services	4,287	4/1000	17.148		
Second Floor	Wagly - Veterinary/Pet Care Services	3,718	4/1000	14.872		
Dildia - 5						
Building E Residential tov	vnhomes, no parking required.					
Building F Suite F1	Vacant (assumes retail)	1 252	4/1000	5.412	5.412	
Suite F1	Vacant (assumes retail)		4/1000	3.412	4.972	
Suite F3	Vacant (assumes retail)		4/1000		4.84	
Suite F4	Cha Time		4/1000	5.092	5.092	
Suite F5	Meet Fresh		14/1000	35.266	5.052	
Suite F6	Vacant (assumes retail)		4/1000	33.200	11.116	
Suite F6 Suite F7	Lighthouse Church Office		4/1000	30.1	11.110	
	_					
		<b>Total Parking Spaces Cur</b>	•	424	190 Minimu	ım Pot
		10% Shared Park	-	382	171	
		Total Parking Stalls p	resent on site	564		
			Total SF	126,885		
		Total Res	taurant Space			
		Current Percentage Res	taurant Space	9%		
		Total V	acant Space SF	40,825		
		TOTAL VA	Jeant Space SF	70,023		



# Jaya Hanuman Temple & Cultural Center

(A Non Profit Tax Excempt Organization - Tax ID 46-2938268)

2719 152nd Ave NE Redmond WA 98052 Phone: 425-818-8277, 425-242-1230 email: info@jayahanumantemple.org | web: www.jayahanumantemple.org



# **Temple Hours**

Day of Week	Mornings	Evenings
Weekend	8:30 AM to 2:00 PM	5:30 PM to 9:30 PM
Weekdays (Monday – Fridays)	8:30 AM to 12:00 PM	5:30 PM to 9:30 PM

# Weekly Puja Schedule

Day	Time	Service		
Tuesday	7:00 PM	Hanuman Vadamala Offering		
Wednesday	7:00 PM	Veda Classes		
Thursday	7:00 PM	Hanuman Vadamala Offering		
Saturday	11:30 AM	Navagraha Abhishekam		
	7:00 PM	Sri Vishnusahasranama Parayanam		
	7:00 PM	Hanuman Vadamala Offering		

# **Monthly Puja Schedule**

Day	Frequency	Time	Service		
Saturday	1st	10:30 PM	Hanuman Abhishekam		
	2 <sup>nd</sup>	10:30 PM	Venkateshwara Abhishekam		
Tuesday	4 <sup>th</sup>	7:00 PM	Ayyapa Abhishekam		
Friday	2 <sup>nd</sup>	7:00 PM	Mahalakshmi Abhishekam		
Poornima	Every	7:00 PM	Satyanarayan Puja		

# **Tithi based Puja Schedule**

Tithi	Time	Service	
Sankatahara Chaturti	7:00 PM	Ganesha Abhishekam	
Skanda Shasthi	7:00 PM	Subramanya Abhishekam	
Trayodasi	7:00 PM	Rudrabhishekam	

# Note:

- Archanas will be performed during templehours.
- For puja service please contact temple at (425) 818-8277
- Head Priest: Lakshmi Narayananan Kannan



Priests: Subramanian Thankarai Ananthanarasimhachari Varadhan Kannan

Phone: 503-915-6330



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VIKARI AYANA: UTTARA, RITU: SHISHIRA-V								
SUNDAY	Monday	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY		
For Priest Services Contact 425-818-8277 503-915-6330						MAGHA S SUN: 7:37 AN-5:07 PM ASHTAMI NEXTDAY 6:34 AM BHARANI ALLDAY RK-9:59 AM-17:11 AM YM-1:33 PM-2:44 PM UM-237 AM-8:53 AM V-9:54 PM-7:40 PM		
SUN: 7'35 AM-5:09 PM NAVAMI ALLDAY BHARANI 9:41 AM DM:3:57 PM-5:09 PM YM:12:22 PM-1:34 PM DM:3:57 PM-4:30 PM V:10:32 PM-MIXIDAY 0:14 AM	NAVAMI 7:49 AM KRITTIKA 11:22 AM KK8-46 AM-9:58 AM YM:11:10 AM-12:22 PM:12:41 PM-1:20 PM, 2:37 PM-3:15 PM V-MIXTDAY-4:0D AM-NIXXDAY 5:40 AM VAIDHRUTT ENDS 04:02 AM	SUN: 7:33 AM-5:12 PM DASHAM 8:20 AM ROHINI 12:19 PM REC2-47 PM-3:59 PM YM-9:57 AM-11:10 AM DM:9:28 AM-10:07 AM, 10:56 PM-11:53 PM V:5:57 PM-7:34 PM	Sun: 7:31 am-5:14 pm Ekadashi 8:01 am Dvadashi Nextday 6:54 am Mrigashirisha 12:29 pm RK(12:22 pm-1:35 pm YM:8:44 am-9:57 am DM:12:03 pm-12:42 pm V:8:39 pm-10:13 pm	SUN: 7:30 AM-5:15 PM TRAYODASHI NEXTDAY 5:02 AM ARDRA 11:51 AM RK.1:35 PM-2:49 PM YM:7:30 AM-8:43 AM DM:10:45 AM-11:24 AM, 2:39 PM-3:18 PM V:11:11 PM-NEXIDAY 0:41 AM PRADOSHAM	CHATURDASHI NEXTDAY 2:32 AM PUNARVASU 10:31 AM IKI.11:09 AM-12:22 PM YM-2:49 PM-4:03 PM DM:9:26 AM-10:05 AM, 12:42 PM-1:21 PM V:5:52 PM-7:20 PM	RK:9:55 AM-11:09 AM YM-1:36 PM-2:50 PM DM:7:27 AM-8:06 AM, 8:06 AM-8:46 AM V:8:07 PM-9:34 PM SATYANARAYANA VRATAM		
MAGHA K SUN: 7:25 AM-5:20 PM PRATHAMA 8:15 PM MAGHA NEXTDAY 3:36 AM RK4:05 PM-5:20 PM YM:12:22 PM-1:37 PM DM:4:00 PM-4:40 PM V:4:54 PM-6:20 PM	SUN: 7:24 AM-5:21 PM DVITIYA 4:48 PM P. PHALGUNI NEXTDAY 0:53 AM RK.8:38 AM-9:53 AM YM:11:08 AM-12:23 PM	Sun: 7:22 am-5:23 pm Tritiya 1:23 pm U.P.HALGUNI 10:16 pm RK2:53 pm-4:08 pm YM:9:52 am-11:07 am DM:9:22 am-10:02 am, 10:58 pm-11:54 pm V:Nixxidy 5:51 am-Nixxiday 7:17 am	Sun: 7:21 am-5:25 pm Chaturthi 10:09 am Panchami Nextday 7:16 am Hasta 7:55 pm RK:12:23 pm-1:38 pm YM:8:36 am-9:52 am	13 Sun: 7:19 am-5:26 pm Shashthi Nextday 4:51 am Chitra 5:58 pm RK:1:38 pm-2:54 pm YM:7:19 am-8:35 am DM:10:41 am-11:22 am, 2:44 pm-3:25 pm V:11:13 pm-Nextday 0:43 am Kumbha Sankramana 1:39 am	Sun: 7:17 AM-5:28 PM SAPTAMI NEXTOAY 2:59 AM SVAATI 4:31 PM KK:11:06 AM-12:22 PM YM:2:55 PM-4:11 PM DM:9:19 AM-10:00 AM, 12:43 PM-1:24 PM	15 Sun: 7:16 am-5:29 pm Ashtami Nextday 1:44 am Vishaakha 3:39 pm I RK:9:49 am-11:06 am YM:1:39 pm-2:56 pm DM:7:16 am-7:57 am, 7:57 am-8:37 am V:7:36 pm-9:11 pm		
16 Sun: 7:14 am-5:31 pm Navami Nextday 1:05 am Anuraadha 3:24 pm RK:4:14 pm-5:31 pm YM:12:22 pm-1:39 pm DM:4:09 pm-4:50 pm	17 Sun: 7:12 am-5:33 pm Dashami Nextday 1:03 am Jyeshtha 3:44 pm RK:8:30 am-9:47 am YM:11:05 am-12:22 pm DM:12:43 pm-1:24 pm, 2:47 pm-3:28 pm	Sun: 7:11 AM-5:34 PM EKADASHI NEXTDAY 1:32 AM MULA 4:36 PM RK:2:58 PM-4:16 PM YM:9:46 AM-11:04 AM	SUN: 7:09 AM-5:36 PM DVADASHI NEXTDAY 2:30 AM P. SHADHA 5:58 PM RK:12:22 PM-1:41 PM YM:8:27 AM-9:46 AM DM:12:01 PM-12:43 PM DM:12:01 PM-12:43 PM	20 Sun: 7:07 am-5:37 pm Trayodashi Nextday 3:51 am U.shada 7:43 pm RK:1:41 pm-3:00 pm YM:7:07 am-8:26 am DM:10:37 am-11:19 am, 2:49 pm-3:31 pm V.Nextday 0:04 am-Nextday 1:49 am Pradosham	Sun: 7:05 am-5:39 pm. Chaturdashi Nextday 5:33 am. Shravana 9:49 pm. RK:11:03 am-12:22 pm YM:3:00 pm-4:19 pm.	22 Sun: 7:04 am-5:40 pm Amayasya Allday Dhanishta Nextday 0:13 am RKS-43 am-11-02 am YM:1-41 pm-3:01 pm DM:7:04 am-7:46 am, 7:46 am-8:28 am Amayasya Tarpanam		
SUN: 7:02 AM-5:42 PM AMAYASYA 7:32 AM SHATABHISHA NEXTDAY 2:51 AM RK-4:22 PM-5:42 PM YM:12:22 PM-1:42 PM DM:4:16 PM-4:59 PM V:8:12 AM-9:59 AM	24 PHALGUNA S SUN: 7:00 AM-5:43 PM PHATHAMA 9:45 AM P.BHADRAPADA NEXTDAY 5:40 AM RK:8:20 AM-9:41 AM YM:11:01 AM-12:22	25 Sun: 6:58 am-5:45 pm Dvithya 12:10 pm U.BHADRAPADA ALLDAY RK3:03 mm-4:24 nm VM:9:40 am-11:01 am	Sun: 6:56 am-5:46 pm Trittiya 2:42 pm U.Bhadrapada 8:38 am RK:12:21 pm-1:43 pm YM:8:17 am-9:39 am	27 Sun: 6:54 am-5:48 pm Chaturithi 5:14 pm Revati 11:38 am	Sun: 6:53 am-5:50 pm Panchami 7:39 pm. Asprini 2:33 pm RCT0:59 nm-12:21 pm //m:205 pm-4:27 pm DM;9:04 nm-9:48 nm, 12:43 pm-1:27 pm V:10:04 nm-11:51 nm Mixtids 1:32 nm-	29 Sun: 6:51 AM-5:51 PM SHASHTHI 9:48 PM BHARANI 5:12 PM RK9:36 AM-70:58 AM YM-1:43 PM-3:06 PM DM:6:51 AM-7:35 AM, 7:35 AM-8:19 AM V.MIXIDAY 6:18 AM-MIXIDAY 8:03 AM MASA SKANDA SHASTHI		